



SPECIAL MEETING AGENDA
CITY PLAN COMMISSION
May 27, 2020
Public Hearing: 1:30 pm

Videoconference

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=ed935883044cc6e9a6c8daab88bc9df91>

Meeting/Access Code: 126 192 1080

Teleconference

(817) 392-1111 or 1-650-479-3208

Meeting/Access Code: 126 192 1080

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City's website: <http://fortworthtexas.gov/boards/>

To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>

Due to health and safety concerns related to the COVID-19 coronavirus, this meeting will be conducted by videoconference or telephone call in accordance with the Texas Open Meetings Act and the provisions provided by the Governor of Texas in conjunction with the Declaration of Disaster enacted on March 13, 2020.

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00PM on May 26, 2020. To sign up, either contact Mary Elliott at Mary.Elliott@fortworthtexas.gov or 817-392-7844 or register through WebEx in accordance with the directions set out on the City's website above.**

COMMISSION MEMBERS

Vicky Schoch, CD 1
Timothy Bishop, CD 2
Jim Tidwell, CD 3
Mark Brast, CD 4
Ben Robertson, CD 5
Stephanie Spann, Alternate
Josh Lindsay, Alternate

Armard Anderson, CD 6
Edward Deegan, CD 7
Don Boren, Chair CD 8
Melissa Konur, CD 9
Bob Kelly, Alternate
Matthijs Melchior, Alternate

I. PUBLIC HEARING: 1:30 P.M.

- A. **CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT**
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF May 13, 2020 MEETING MINUTES**
- D. **APPROVAL OF PREVIOUSLY RECORDED FINAL PLATS**
- E. **CONTINUED CASE (1)**

1. FS-20-048 Birch Hill Addition, Lot 1R, Block 2 (Waiver Request): One Commercial Lot. Council District 8.

- a. Being a replat of Lots 1-4 and 18-20 as well as a portion of a 15 foot alley in Block 2, Burch Hill Addition, as recorded in Volume 204-A, Page 144, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Berry Street, south of Burton Avenue, west of Binkley Street and east of Thrall Street.
- c. Applicant: Vaquero Binkley Partners, LP.
- d. Applicant Requests: Approval of the requested Subdivision Ordinance waiver to allow an access easement to function as an alley turnout, and to permit a dead end alley.
- e. DRC Recommends: Approval of the requested Subdivision Ordinance waiver to allow an access easement to function as an alley turnout, and to permit a dead end alley.

F. NEW CASES (3)

2. PP-20-017 Trinity Crossing (Continuance Request): 7 Non-Residential Lots. Council District 5.

- a. Being approximately 18.419 acres in the G.W. Couch survey, Abstract No. 278, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Trinity Boulevard, east of Texas Star Drive, west of Highway 157, and north of Mosier Valley Road.
- c. Applicant: Cockrell Hill Partners, Inc.
- d. Applicant Requests: Approval of the requested 30-day continuance to the June 24, 2020 City Plan Commission meeting.
- e. DRC Recommends: Approval of the requested 30-day continuance to the June 24, 2020 City Plan Commission meeting.

3. **VA-20-006** **Trinity Crossing Abandonments (Continuance Request):** **Council District 5.**

- a. Being a vacation of all of Cook Drive, all of Conway Drive, all of Virginia Drive, and a portion of Mohawk Drive, as dedicated by the Conway Manor Addition, according to the plat recorded in Cabinet 388-Y, Slide 19, OPRTCT, corrected by Cabinet 388-5, Slide 10, OPRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of Trinity Boulevard, east of Texas Star Drive, west of Highway 157, and north of Mosier Valley Road.
- c. Applicant: Cockrell Hill Partners, Inc.
- d. Applicant Requests: Approval of the requested 30-day continuance to the June 24, 2020 City Plan Commission meeting.
- e. DRC Recommends: Approval of the requested 30-day continuance to the June 24, 2020 City Plan Commission meeting.

4. **VA-20-007** **Vacation of a Portion of Windowmere Street:** **Council District 5.**

- a. Being a vacation of a portion of Windowmere Street, as dedicated by the C. S. De Volls Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-F, Page 415, PRTCT, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of East Rosedale Street, east of South Edgewood Terrace and south of the Union Pacific Railroad.
- c. Applicant: Huong Dao Vipassana Bhavana Center, Inc.
- d. Applicant Requests: Approval of the recommendation to City Council for the vacation of a portion of Windowmere Street.
- e. DRC Recommends: Approval of the recommendation to City Council for the vacation of a portion of Windowmere Street.

G. CONSTRUCTION PLANS (4)

5. IPRC20-0057 Cibolo Hills Phase 2: Council District 7.

- a. Being approximately 60.767 acres situated in the J.A. Gill Survey, Abstract No. 570 and the B. Thomas Survey, Abstract No. 1497 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Cibolo Hills (PP-19-014).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Eagle Mountain Parkway and south of Lequioa Street.
- d. Applicant: Meritage Homes.
- e. Applicant Requests: Approval of the construction plans for Cibolo Hills, Phase 2.
- f. City Staff Recommends: Disapproval of the construction plans for Cibolo Hills, Phase 2.

6. IPRC20-0062 Hulen Tract, Phase 1B: Council District 6.

- a. Being approximately 25.095 acres situated in the R.J. Ware Survey, Abstract No. 2008 and the A. Castello Survey, Abstract No. 272 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Hulen Tract (PP-19-012).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Rancho Verde Parkway and east of E. Rancho Diego Lane.
- d. Applicant: Hawkins Family Joint Venture.
- e. Applicant Requests: Approval of the construction plans for Hulen Tract, Phase 1B.
- f. City Staff Recommends: Disapproval of the construction plans for Hulen Tract, Phase 1B.

7. IPRC20-0063 Cantrell Sansom: Council District 7.

- a. Being a dedicated public right-of-way in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of water, storm drain, paving, and street light improvements located east of Nafex Way and west of Maiden Lane.
- d. Applicant: Hunt Southwest – I820, LLC.
- e. Applicant Requests:
 - 1) Approval of the waiver to the Stormwater Design Criteria to allow the use of a grate inlet in lieu of a standard CFW drop inlet.
 - 2) Approval of the waiver to the Stormwater Design Criteria to allow for ponding of the proposed public grate inlet A-2.
 - 3) Approval of the construction plans for Cantrell Sansom Road.
- f. City Staff Recommends:
 - 1) Approval of the waiver to the Stormwater Design Criteria to allow the use of a grate inlet in lieu of a standard CFW drop inlet.
 - 2) Approval of the waiver to the Stormwater Design Criteria to allow for ponding of the proposed public grate inlet A-2.
 - 3) Disapproval of the construction plans for Cantrell Sansom Road.

8. IPRC20-0064 Tavolo Park, Phase 4: Council District 6.

- a. Being approximately 66.109 acres situated in the J.F. Heath Survey, Abstract No. 641 located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Tavolo Park Phase 4 (PP-20-010).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located south of Winterbloom Way and Pondview Lane.
- d. Applicant: Pate Ranch Land, L.P., Pate Ranch Single Family, L.P.
- e. Applicant Requests: Approval of the construction plans for Tavolo Park Phase 4.
- f. City Staff Recommends: Disapproval of the construction plans for Tavolo Park Phase 4.

G. WRITTEN RESPONSES (2)

9. IPRC20-0033 Trinity Parks (Written Response): Council District 5.

- a. Being approximately 19.777 acres situated in the Kitty House Survey, Abstract No. 678 located in the City of Fort Worth, Denton County, Texas.
- b. Preliminary Plat: Trinity Parks (PP-19-040).
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, drainage and street light improvements located north of Trinity Boulevard and south of Pipeline Road.
- d. Applicant: ECM Development, LLC.
- e. Applicant Requests:
 - 1) Approval of the waiver to the Subdivision Ordinance, Section 31-106, Street Design Standards, Item (C) General Street Design Standards, Item 15 – Sidewalk Requirements and the Master Thoroughfare Plan (MTP) to not construct a sidewalk and barrier free ramp along Pipeline Road.
 - 2) Approval of the waiver to the Subdivision Ordinance, Section 31-106, Street Design Standards, Item (C) General Street Design Standards, Item 15 – Sidewalk Requirements and the Master Thoroughfare Plan (MTP) to reduce the sidewalk width along Trinity Boulevard from 10 feet to 6 feet.
 - 3) Approval of the construction plans for Trinity Parks.
- f. City Staff Recommends:
 - 1) Approval of the waiver to the Subdivision Ordinance, Section 31-106, Street Design Standards Item (C) General Street Design Standards, Item 15 – Sidewalk Requirements and the Master Thoroughfare Plan (MTP) to not construct a sidewalk and barrier free ramp along Pipeline Road.
 - 2) Approval of the waiver to the Subdivision Ordinance, Section 31-106, Street Design Standards Item (C) General Street Design Standards, Item 15 – Sidewalk Requirements and the Master Thoroughfare Plan (MTP) to reduce the sidewalk width along Trinity Boulevard from 10 feet to 6 feet.
 - 3) Disapproval of the construction plans for Trinity Parks.

10. IPRC20-0047 Crawford Mixed Use (Written Response): Council District 9.

- a. Being a replat of Lots 7 and 8, Block D of Tucker's Subdivision of Block 57 of W.B. Tucker's Addition located in the City of Fort Worth, Tarrant County, Texas.
- b. Preliminary Plat: Not Applicable.
- c. Description of Work: Public infrastructure consisting of water, sanitary sewer, paving, and street light improvements located west of Crawford Street and east of Bryan Avenue.
- d. Applicant: Caprock Development.
- e. Applicant Requests: Approval of the construction plans for Crawford Mixed Use.
- f. City Staff Recommends: Disapproval of the construction plans for Crawford Mixed Use.

G. OTHER MATTERS OF BUSINESS (2)

11. OMB Alliance Park Addition (Waiver Request): Council District 7.

- a. Being a final plat of a 41.8292 acre tract of land located in the A. Henderson Survey, Abstract No. 596, and the A. Robinson Survey, Abstract No. 1119, City of Fort Worth, Denton County, Texas, said 41.8292 acre tract of land being a portion of those certain tracts of land conveyed to the City of Fort Worth, by the deeds thereof filed for record in Denton County Clerk's Instrument No. 2019-83298, 2019-83299 and 2019-83300, Official Public Records, Denton County, Texas.
- b. General Location: Southeast of North Freeway (I-35W), east of Elizabeth Town Cemetery Road, and south of Litsey Road.
- c. Applicant: City of Fort Worth.
- d. Applicant Requests: Approval of a Subdivision Ordinance waiver to allow issuance of grading permits prior to plat submittal.
- e. DRC Recommends: Approval of a Subdivision Ordinance waiver to allow issuance of grading permits prior to plat submittal.

12. **OMB Parks, Recreation and Open Space Master Plan Update: All Council Districts.**
Presentation to the City Plan Commission; and, recommendation to City Council.

- a. Prior to taking policy recommendations to City Council, Staff will share proposed updates through a needs assessment and public input process. The Parks, Recreation and Open Space Master Plan is a living document that provides a roadmap for the next five to 10 years to help ensure Fort Worth remains one of the Texas' premiere park systems.
- b. Applicant: City of Fort Worth
- c. DRC Recommends: Approval of a recommendation to City Council for the Parks, Recreation and Open Space Master Plan Update.

Adjournment: ____

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time Thursday, May 21, 2020 at 4:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser